

Procedures for Annual Adjustments Carroll County

Residential

- Step 1: The Residential land values were trended by sales of vacant land within the neighborhood. Sales were used of vacant parcels as well as improved parcels that were vacant at the time of sale. During the trending process, land adjustments were made in conjunction with the improvement trending factors. For areas reassessed for this cycle the land order was updated to reflect new land values and in some cases neighborhoods. Due to lack of sales, we used 2014 - 2015 sales and all residential land was grouped in one group (L1)
- Step 2: After the land factors were established, those values were added to the current improvement values and compared to the improved sale prices. A separate trending factor was then applied to the dwelling of the property to raise or lower the values to an acceptable median level. If there were no sales in the neighborhood, then consideration was given to homes for sale in the neighborhood or the neighborhood was trended using similar neighborhoods or a township trending factor. For Adams, Democrat, Liberty, Madison, Monroe, Rock Creek, and Washington Township we used sales from 2013 - 2015 in order to get the best sampling for some of our neighborhoods. In All other townships we used 2 years worth of sales; 2014 - 2015. We also found it best to group Liberty, Rock Creek and Washington Townships due to number of sales. These three townships are mainly rural and each has a very small town that are similar. They are also part of the same school district.
- Step 3: The newly established trending factors were applied to all properties within that neighborhood and a sales ratio study and abstract were ran to verify the changes.

Commercial / Industrial

- Step 1: The C/I land values were trended by sales of vacant land within the neighborhood. Sales were used of vacant parcels as well as improved parcels that were vacant at the time of sale. Due to lack of sales, the counties vacant properties were reviewed by the county wide strata. Values were adjusted using trending factors; there was only 1 vacant sale from 2013 - 2015 available for the ratio study (L2) – so land values were adjusted with the same factor as improved parcels.
- The land values for rural commercial and industrial properties were trended with the same factor applied to the residential land.
- Step 2: After the land factors were established, those values were added to the current improvement values and compared to the improved sale prices. A separate trending factor was then applied to the improvements of the property to raise or lower the values to an acceptable median level. If there were no sales in the neighborhood, then consideration was given for sales of an earlier time period in the neighborhood or the neighborhood was trended as similar neighborhoods. Due to the size of the county, the commercial and Industrial properties were looked at from the county wide strata (C1), and all trending factors adjusted evenly throughout the county with an exception of two neighborhoods. Sales were used from 01/01/2013 through 12/31/2015.
- Step 3: The newly established trending factors were applied to all properties within that neighborhood and a sales ratio study and abstract were ran to verify the changes.

The sales were time adjusted by 3% annual, which was established by using paired sales analysis of 67 properties.